



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**530 Crescent Road NW**  
**Calgary, Alberta**

**MLS # A2164312**



**\$4,399,000**

<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Storey		
<b>Size:</b>	3,182 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear, On Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Closet Organizers, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Sump Pump(s)		

**Inclusions:** Beds in both bedrooms upstairs, 2 TV's in gym, TV and sound system in bonus room

Welcome to a masterpiece of modern luxury, nestled on one of Calgary's most prestigious streets. From the moment you step inside, this home captivates with its refined elegance and meticulous attention to detail. The main floor exudes sophistication, featuring a stunning living room with a cozy fireplace and seamless access to a front patio with a second fireplace, surrounded by sleek glass railings. Here, the breathtaking downtown skyline becomes your daily backdrop. The heart of the home, the kitchen, is a culinary dream. Its gleaming white cabinetry, state-of-the-art appliances, expansive stone countertops, and a massive island make it both a visual and functional delight. A charming den at the rear of the main floor boasts custom built-ins and opens to a screened-in deck, ideal for enjoying serene moments year-round. Ascend the graceful curved staircase or take the elevator to the second level, where two primary suites await. The first primary bedroom is a haven of luxury, featuring a spa-like 5-piece ensuite with heated floors, an expansive dressing room, and built-in bed. The second bedroom also includes its own ensuite, offering comfort and style in equal measure. A convenient laundry room completes this floor. The top level is designed for ultimate relaxation and entertainment, with a spacious bonus room outfitted with a wet bar, fridges, large TV, and sound system. Slide open the doors to reveal the upper patio, where a fireplace and jaw-dropping panoramic views await. This level also includes a third bedroom and a sleek 3-piece bath. On the lower level, you'll find a thoughtfully designed entry with built-in storage and seating, a private gym, and another bathroom complete with a luxurious steam shower. The heated double garage includes rough-in for an EV charger, while the heated driveway and sidewalks ensure year-round

comfort. Experience the pinnacle of luxury living in this exquisite Crescent Road residence, where every detail has been thoughtfully curated to elevate your lifestyle. Don't miss your opportunity to call this prestigious address your home. Simply unforgettable...